BILL GARRETT, Davidson County
Trans: T20130002559 DEEDWARR
Recvd: 01/10/13 08:45 2 pgs
Fees: 13.00 Taxes: 740.00
20130110-0003093

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Ashley Salisbury
Affiant

Subscribed and sworn to before me, this 7th day of January, 2013.

Notary Public

My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie Nafziger	**New Owner**	**MAP\PARCEL 181-11-0-B-113.00CO**
9132 Carissa Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

John Ryan O'Connor and wife, Molly B. O'Connor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Nafziger, a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot 113 on the Plan of Concord Place II, Phase 3, of record in Instrument No. 20080808-0082075, Register's Office for Davidson County, Tennessee., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Ryan O'Connor and wife, Molly B. O'Connor by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20100111-0002354, Dated January 6, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20080808-0082075, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20050914-0110829 and amended in Instrument No. 20051027-0130022, Instrument No. 20060317-0030953, Instrument No. 20061228-0160254, Instrument No. 20071129-0138688, Instrument No. 20071226-0147287, Instrument No. 20080627-0066661, Instrument No. 20090528-0048902, Instrument No. 20090528-0048903, and Instrument No. 20090731-0071986, Register's Office for DAVIDSON County, Tennessee.
Sewer, Drainage, Water Mains Easement of record in Instrument No. 20071023-0125249, Register's Office for DAVIDSON County, Tennessee.
Maintenance Agreement of record in Instrument No. 20070509-0055790, Register's Office for DAVIDSON County, Tennessee.
Water Quality Pont of record in Instrument No. 20070125-0010032 Register's Office for DAVIDSON County, Tennessee.
Memorandum of Option of record in Instrument No. 20070423-0047758, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 9132 Carissa Drive, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of January, 2013.

John Ryan O'Connor
by: Molly B. O'Connor, Attorney-in-fact
John Ryan O'Connor
By: Molly B. O'Connor, Attorney-in-Fact

Molly B. O'Connor
Molly B. O'Connor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Molly B. O'Connor** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of John Ryan O'Connor for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for John Ryan O'Connor and is authorized by John Ryan O'Connor to execute this instrument on his/her behalf. POA of record @ Inst #20130110-0003092 RODCTN.

Witness my hand and official seal this 7th day of January, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Molly B. O'Connor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2013.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

File #: 121156JM
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
21672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122